

2012-118 City of Chattanooga  
September 10, 2012

## RESOLUTION

WHEREAS, AD Engineering/Tiffany Farley petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the granting of a Special Exceptions Permit for a Residential Planned Unit Development on property located at 7435 and 7437 Pinewood Drive.

Lots 9 and 10 of Tract 2 and Lots 10 and 11 of Tract 3, Subdivision of Tracts 2, 3, 4, 6 and 7, of the Varnell Farms, Plat Book 14, Page 140, ROHC, Deed Book 8505, Page 660 and Deed Book 9432, Page 3, ROHC. Tax Map 149B-A-013 and 014 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on September 10, 2012,

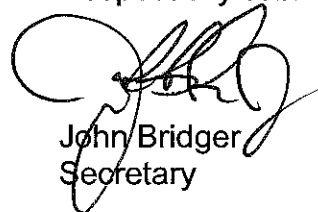
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on September 10, 2012, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved as a Preliminary and Final Residential Planned Unit Development simultaneously, subject to the attached Planning Commission Requirements.

Respectfully submitted,



John Bridger  
Secretary

**Planning Commission  
Requirements:**

1. In the title block change "Preliminary Planned Unit Development" to "Final Planned Unit Development".
2. Topography is not required on final plat; therefore remove topography.
3. Show and label existing and installed sanitary sewer lines and manholes.
4. Delete the following note: "Topo was obtained from an actual field survey dated April 10, 2008 conducted by Niles Surveying Co., Inc. Elevations were determined from benchmark or monument located at the northwest corner of the project. Elevation=733.46'".
5. In note 15 change "Present Zoning: R-1" to "Present Zoning: R-1 P.U.D.".
6. The location of single-family detached structures is not required; therefore, suggest deleting the single-family structures.
7. Add the following note: "Type of Development Proposed: Single-Family Detached Residential".
8. Add the following note: "Density of Development: 3.8 dwelling units per acre".
9. In Lots 15, 7, 8, and 9 change "20' Public Drainage Easement" to "20' Private Drainage Easement and City of Chattanooga Inspection Access Easement".
10. Add the following note: "The City of Chattanooga reserves the right to access Community Lot 15 at anytime to inspect the 20' Private Drainage Easement and City of Chattanooga Inspection Access Easement and Facilities".
11. Add the following note: "The City of Chattanooga is not responsible for the construction or maintenance of any private drainage detention, or private drainage easement, building, or anything else on Community Lot 15".
12. Add the following note: "The owners of Lots 1-14 are responsible for the maintenance of the 20' Private Drainage Detention Easement and City of Chattanooga Inspection Access Easement".
13. Add the following note: "All adjoining properties are zoned R-1".
14. Add the following note: "Only detached single-family dwellings and accessory uses are permitted on Lots 1-14".
15. Add the following note: "Per the requirements of the Chattanooga Zoning Ordinance, a 5' wide concrete sidewalk shall be required on the internal street of this P.U.D. except for the frontage of Community Lot 15".
16. Add the following note: "The only minimum building setbacks required are a minimum 25' setback from Pinewood Drive and other outer boundaries of the P.U.D. A minimum 10' setback from the internal road and a minimum 10' setback between free-standing buildings. Other than above, no minimum building setbacks are required".
17. Add the following note: "No residential, commercial, or industrial building is permitted on Community Lot 15. Community Lot 15 is

- to be used for open space, plantings, community uses, or access”.
18. Add the following note: Covenants are required which specify that the lot owners of lots 1-14 are responsible to maintain drainage detention areas and facilities on Community Lot 15 and that these lot owners are responsible for any costs to maintain these facilities”.
  19. Add the following note: “The plat cannot be recorded until Chattanooga Development Director has reviewed and approved these covenants”.
  20. Change the following note: “A 5’ private drainage easement is reserved along the inside of all lot lines except road frontage lines. These drainage easements are automatically abandoned if two or more lots are combined or used as one lot or if no setback is required” to “A 10’ private drainage easement is reserved along the outer boundary of this P.U.D. except road frontage lines and a 5’ private drainage easement is reserved along the inside of all lot lines except road frontage lines. These drainage easements are automatically abandoned if two or more lots are combined or used as one lot or if no setback is required”.
  21. Check with Hamilton County GIS for approval of street name.
  22. Check with Hamilton County GIS for street addresses prior to creation of Mylar for recording purposes.

**EPB Requirements**

1. Show and label as such a 15’ Power and Communication Easement along Pinewood Drive.
2. Show and label as such a 16’ Power and Communication Easement along the rear lot lines of Lots 1 thru 6.
3. Show and label as such a 16” Power and Communication Easement along the property line of Community Lot 15 that abuts Lot 6.
4. Show and label as such a 10’ Power and Communication Easement along the lot frontage of the lots Community Lot 15, Lot 7, and Lot 8.
5. Show and label as such a 16’ Power and Communication Easement along the rear lot lines of Lots 9 thru 14.
6. Questions about EPB Requirements should be directed toward Mr. Billy McGhee at 648-3259.

**Chattanooga Development  
Ombudsman Requirements:**

1. Provide sidewalk connection and handicap ramp at Pinewood Drive and cul-de-sac.
2. Questions about Chattanooga Development Ombudsman requirements should be directed to Mr. Joel Booth at 643-5812.

**Chattanooga Traffic Engineer  
Requirements:**

1. Questions about Chattanooga Traffic Engineering requirements should be directed to Mr. John Van Winkle at 643-5950.

**Chattanooga Fire  
Department Requirements:**

1. One fire hydrant at the lot line of lot 4 or lot 5 or at the lot line of lot 10 and lot 11.

- 2 Provide a street name approved by Hamilton County GIS.
- 3 Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 643-5649.

**Chattanooga Stormwater  
Department Requirements:**

1. Recommend approval as Preliminary P.U.D. only until Stormwater has approved plans.
2. Justify Drainage Plan at back of property.
3. Questions regarding Chattanooga Stormwater Department requirements should contact Mr. Mike Haponski at 643-5833.

**Chattanooga Sewer  
Department Requirements:**

1. Approve as Preliminary PUD Plan.
2. Questions regarding Chattanooga Sewer requirements should contact Mr. Eric Douglas at 643-5814.

**N.P.D.E.S. Permit:**

1. Since there is to be more than one acre of disturbed ground, including building sites, in this subdivision, an N.P.D.E.S. Permit to discharge storm water associated with construction activity is necessary.
2. Although there is no local enforcement of this permit, the state can impose civil and criminal penalties on the developer for failure to obtain a permit when one is necessary. The developer should contact the following office to answer questions about the N.P.D.E.S. Permit requirements:  
Tennessee Department of Environment and Conservation  
Division of Water Pollution Control  
540 McCallie Avenue, Suite 550  
Chattanooga, TN 37402  
(423) 634-5745

**S.W.P.P.P. Permit:**

As part of Storm Water Pollution Prevention Plan, the State of Tennessee may require 60' riparian buffer zones during construction along or in drainage areas of streams designated by the State as high quality or impaired. The developer should contact the Tennessee Department of Environment and Conservation to determine if buffer zones are required.

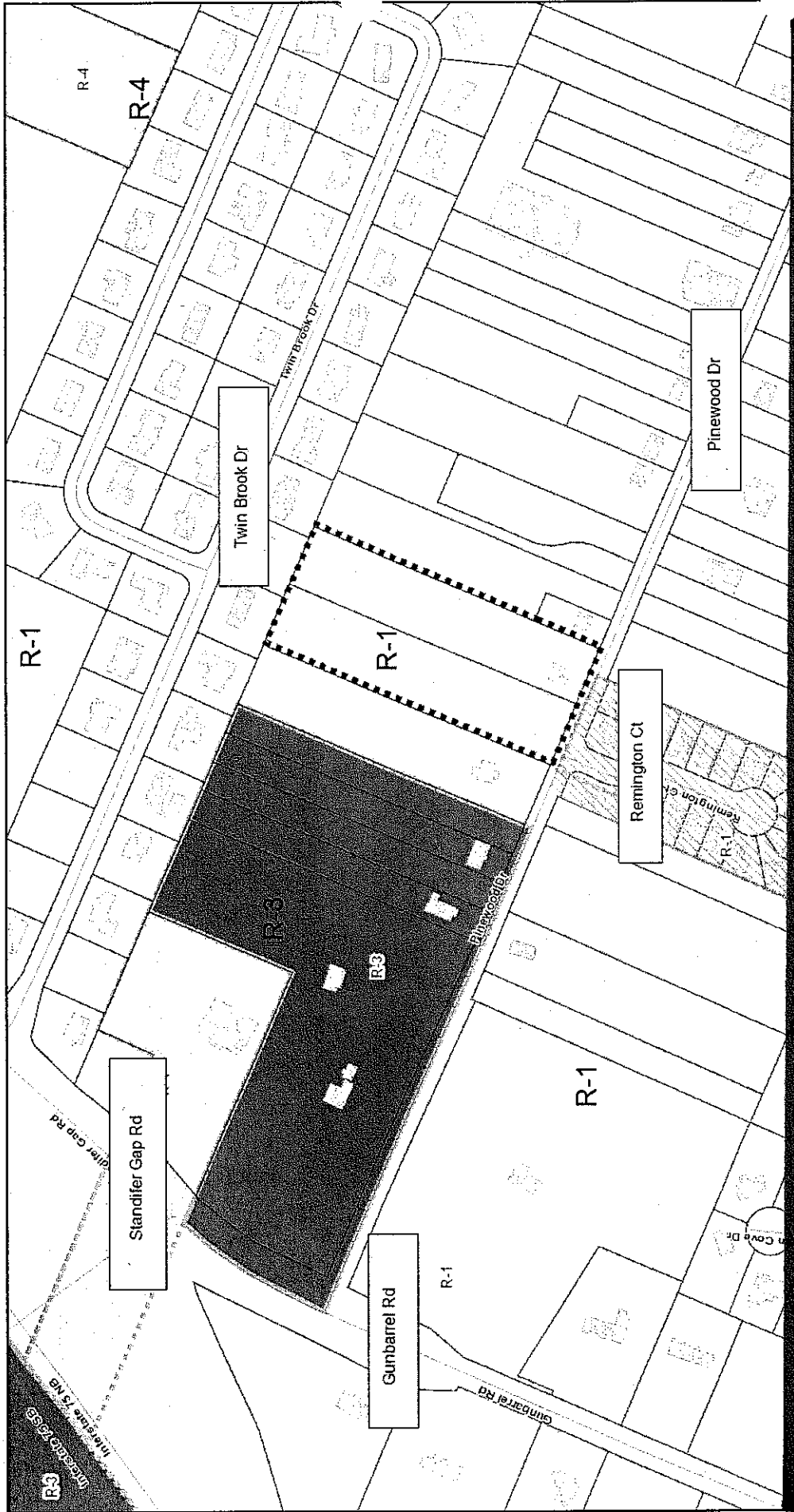
**A.R.A.P. Permit:**

1. Since a stream may be involved in this subdivision, an A.R.A.P. may be required by the State of Tennessee.
2. Although there is no local enforcement of this permit, the state can impose civil and criminal penalties on the developer for failure to obtain a permit when one is necessary. The developer should contact the following office to answer questions about filling such a permit.
3. The developer is urged to contact the Tennessee Department of Environment, Division of Water Pollution Control at the above address and phone number to determine if an A.R.A.P. permit is required or if the current A.R.A.P. on file for this site under a

previous development is still current and valid.

**Special Notes:**

1. No revised or corrected plat is required. Please cover the specified conditions in the preparation of the final PUD plan drawings for review.
2. Submit the final PUD plan drawings within two (2) years of approval of by the Chattanooga City Council.
3. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2012-118:** Approve as a Preliminary and Final Residential Planned Unit Development simultaneously, subject to Requirements in the Planning Commission Resolution.

## 2012-0118 SP Exceptions Permit for a Residential PUD



300 ft

OWNER: KEVIN D & CHARMAINE H AYERS  
USE: SINGLE FAMILY RESIDENTIAL  
ZONING: R-1  
TAX MAP: 1390 C 032  
LOT 8 TWIN BROOK NORTH  
PLAT BOOK 25, PAGE 70

OWNER: ROGER D & DIERDRA VARNES  
USE: SINGLE FAMILY RESIDENTIAL  
ZONING: R-1  
TAX MAP: 1390 C 031  
LOT 9 TWIN BROOK DRIVE  
PLAT BOOK 25, PAGE 70

OWNER: TIM V & TAMARIN C LAR  
USE: SINGLE FAMILY RESIDENTIAL  
ZONING: R-1  
TAX MAP: 1390 C 030  
LOT 10 TWIN BROOK DRIVE  
PLAT BOOK 25, PAGE 70

OWNER: JAMES LORENZON EVANS ET UX  
AND MARY ANNA EVANS  
USE: SINGLE FAMILY RESIDENTIAL  
ZONING: R-1  
TAX MAP: 149B A 012.01  
LOT 14 RESUB OF VARNELL FARMS  
PLAT BOOK 14, PAGE 140 REV 50-83

OWNER: AUDREY ELAINE EVANS  
USE: SINGLE FAMILY RESIDENTIAL  
ZONING: R-1  
TAX MAP: 149B A 012  
LOT 13 RESUB OF VARNELL FARMS  
PLAT BOOK 14, PAGE 140 REV 50-83

LOT NUMBER	LOT AREA	LOT FRONTAGE
1	8,142 SF	58.92'
2	5,888 SF	52.50'
3	5,314 SF	50.31'
4	5,259 SF	50.00'
5	5,117 SF	51.88'
6	5,168 SF	50.01'
7	38,001 SF	24.15'
8	11,749 SF	33.28'
9	5,453 SF	59.25'
10	5,314 SF	55.75'
11	5,411 SF	50.00'
12	5,327 SF	50.90'
13	4,962 SF	52.05'
14	8,495 SF	59.75'
COMMUNITY LOT 16	32,112 SF	75.25'

LOT NUMBER	LOT AREA	LOT FRONTAGE
1	8,142 SF	93.82'
2	5,889 SF	52.50'
3	5,314 SF	50.31'
4	6,259 SF	50.00'
5	6,117 SF	61.86'
6	5,168 SF	66.01'
7	38,001 SF	24.16'
8	11,749 SF	53.22'
9	5,423 SF	69.25'
10	5,314 SF	55.75'
11	5,411 SF	50.00'
12	5,327 SF	50.80'
13	4,962 SF	52.06'
14	8,490 SF	59.75'
COMMUNITY LOT 16	30,112 SF	73.25'